

047.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
990,900 / 990,900

USE VALUE:

990,900 / 990,900

ASSESSED:

990,900 / 990,900

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
27		NEWTON RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PENKALA RICHARD F & BARBARA S	
Owner 2:	
Owner 3:	

Street 1: 27 NEWTON ROAD
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: FLAHERTY MARGARET M-ETAL -
Owner 2: PENKALA JOHN R & RICHARD F -

Street 1: 27 NEWTON ROAD
Twn/City: ARLINGTON

StProv: MA Cntry:
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,540 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 2428 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4540		Sq. Ft.	Site		0	80.	1.23	1									444,960						445,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4540.000	540,800	5,100	445,000	990,900		33467
							GIS Ref
							GIS Ref
							Insp Date
							11/30/18

Total Card	0.104	540,800	5,100	445,000	990,900	Entered Lot Size
Total Parcel	0.104	540,800	5,100	445,000	990,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	408.11	/Parcel: 408.1	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	540,800	5100	4,540.	445,000	990,900	990,900	Year End Roll	12/18/2019
2019	104	FV	402,300	5100	4,540.	472,800	880,200	880,200	Year End Roll	1/3/2019
2018	104	FV	402,300	5100	4,540.	344,800	752,200	752,200	Year End Roll	12/20/2017
2017	104	FV	344,200	5100	4,540.	300,300	649,600	649,600	Year End Roll	1/3/2017
2016	104	FV	344,200	5100	4,540.	255,900	605,200	605,200	Year End	1/4/2016
2015	104	FV	306,300	5100	4,540.	250,300	561,700	561,700	Year End Roll	12/11/2014
2014	104	FV	306,300	5100	4,540.	205,800	517,200	517,200	Year End Roll	12/16/2013
2013	104	FV	318,900	5100	4,540.	195,800	519,800	519,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLAHERTY MARGAR	67467-326		6/21/2016	Family	316,875	No	No	Margaret M Flaherty d.o.d. 12/31/2015 bk 6746	
	19038-351		5/1/1988			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2016	957	Heat App	6,800	7/13/2016				New heat/cool syst
7/1/2016	918	Redo Kit	280,000	7/1/2016				Remodel kitchen, b
10/27/2014	1436	New Wind	5,898					Install 12 replace

ACTIVITY INFORMATION

Date	Result	By	Name
11/30/2018	MEAS&NOTICE	CC	Chris C
3/8/2017	SQ Returned	EMK	Ellen K
4/16/2009	Measured	163	PATRIOT
3/1/2000	Measured	270	PATRIOT
8/18/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total Card / Total Parcel
990,900 / 990,900APPRAISED:
USE VALUE:
ASSESSED:

990,900 / 990,900



USER DEFINED

Prior Id # 1:	33467
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	19:06:14
LAST REV Date	Time
04/25/19	15:11:48
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

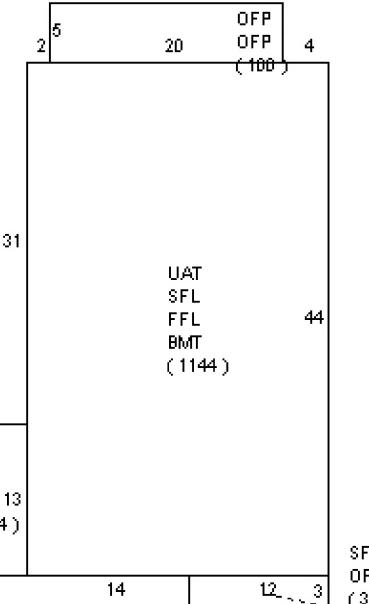
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	2
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units:	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 10	BRS: 4	Baths: 2 HB

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING		RES BREAKDOWN	
Exterior:		No Unit	
Interior:		RMS	
Additions:		BRS	
Kitchen:		FL	
Baths:		2	
Plumbing:		5	
Electric:		2	
Heating:		4	
General:		Totals	

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.08245468
Const Adj.:	0.99980003
Adj \$ / SQ:	183.981
Other Features:	122352
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664342
Depreciation:	123568
Depreciated Total:	540774
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	183.98
Special Features:	0
Final Total:	540800
Val/Su SzAd:	222.73

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,284	183.980	236,231						
BMT	Basement	1,144	55.190	63,142						
FFL	First Floor	1,144	183.980	210,474						
UAT	Upper Attic	286	73.590	21,047						
OPF	Open Porch	236	23.490	5,543						
EFP	Enclos Porch	104	53.390	5,553						
Net Sketched Area:				541,990						
Size Ad	2428	Gross Are	5056	FinArea	2428					

SUB AREA DETAIL**IMAGE**